

6) Projected Growth Share

Measuring the Actual Growth Share Obligation

"Growth Share" is the affordable housing obligation generated in Dumont Borough by both residential and non-residential development between January 1, 2004 and December 31, 2018. Growth Share is represented by a ratio of one affordable housing unit for every four market-rate units constructed and one affordable housing unit for every sixteen new jobs created by non-residential additions or new construction based on the conversion table located in COAH's Third Round Rules, Appendix D.

Dumont's actual growth share obligation is composed of two components – residential and non-residential. The actual residential growth share obligation is the total number of market-rate residential certificates of occupancy issued within the Borough between January 1, 2004 and December 31, 2018. For every four market-rate residential units issued a certificate of occupancy from January 1, 2004 and later, one unit affordable to a low or moderate income household must be provided. Also for every sixteen new jobs added to the municipality after January 1, 2004, one unit of affordable housing must be provided. Appendix D of the Third Round Rules provides the non-residential ratios for square feet generating one affordable unit and jobs per 1,000 square feet for each use group.

The following table summarizes the non-residential growth share calculation ratios.

| APPENDIX D: NON-RESIDENTIAL GROWTH SHARE CALCULATIONS | | | |
|---|--|--------------------------------------|------------------------|
| Use Group | Use Group Description | Sq. Ft. Generating 1 Affordable Unit | Jobs Per 1,000 Sq. Ft. |
| B - Office | Office buildings | 5,714 | 2.8 |
| M - Retail | Buildings that display and sell products, includes retail stores, shops, gas stations | 9,412 | 1.7 |
| F - Industrial | Factories where products are made, processed, or assembled | 13,333 | 1.2 |
| S - Storage | Includes warehouses, lumberyards | 16,000 | 1 |
| H - Hazardous | High hazard manufacturing, processing, generation and storage uses | 10,000 | 1.6 |
| A1 - Assembly | Includes theaters, concert halls, tv studios | 10,000 | 1.6 |
| A2 - Assembly | Includes casinos, night clubs, restaurants | 5,000 | 3.2 |
| A3 - Assembly | Includes libraries, lecture halls, arcades, galleries, funeral parlors, gymnasiums | 10,000 | 1.6 |
| A4 - Assembly | Includes arenas, skating rinks and pools | 4,706 | 3.4 |
| A5 - Assembly | Includes amusement park structures and stadiums | 6,154 | 2.6 |
| I - Institutional | Includes assisted living facilities, hospitals, nursing homes, jails and day care facilities | 6,154 | 2.6 |
| R1 - Hotel | Hotel, motel, dormitories and continuing care retirement communities | 9,412 | 1.7 |

Housing Projections

COAH requires each municipality to project the municipality's housing stock growth until 2018 based on certificates of occupancy issued, approvals of applications for development and probable future construction of low and moderate income housing. The majority of this information can be found on the Department of Community Affairs' Division of Codes and Standards website. Within the Division of Codes and Standards website is the New Jersey Construction Reporter, which contains building permits, certificate of occupancy and demolition data that is submitted by the municipal construction officials within the state each month. The New Jersey Construction Reporter has information dating back to 2000, which can be used to show the historic trends of Dumont's development.

Residential construction data from the Construction Reporter for 2000 through 2003 reveals that Dumont had a residential growth of 34 units. However, the Construction Reporter data for 2004 to 2012 was found to be inconsistent with local records. Therefore, the data in Table R-1, which is from the Construction Reporter, may not reflect Dumont's residential building records.

| TABLE R-1 HISTORIC TREND OF COS & DEMOLITION PERMITS | | |
|---|------------|-------------|
| Year | Cos Issued | Demolitions |
| 2000 | 8 | 0 |
| 2001 | 9 | 1 |
| 2002 | 5 | 8 |
| 2003 | 12 | 8 |
| Total | 34 | 17 |

Source: New Jersey Construction Reporter,
<http://www.state.nj.us/dca/divisions/codes/reporter>.

Since the beginning of the third round in 2004, 40 new homes have been constructed in Dumont. Table R-2 shows the Certificates of Occupancy (hereinafter "COs") that have occurred since January 1, 2004, which will generate an obligation for the Borough. COAH does allow demolitions, in select cases, to be deducted from the total. N.J.A.C. 5:97-2.5(a)1.v. states that deductions may be made where "Certificates of occupancy issued for owner-occupied residential structures that have been issued a demolition permit provided the unit for which the demolition permit has been issued was occupied by its current owner for at least one year prior to the demolition and no change in use has occurred". As Table R-2 shows, 31 residential demolitions have occurred between 2004 and 2013, however, the majority of those demolitions have been real estate "flips" where a company or person purchases a single family home, demolishes it and builds two single-family homes.

| TABLE R-2 ACTUAL COS & DEMOLITION PERMITS | | |
|--|------------|-------------|
| Year | Cos Issued | Demolitions |
| 2004 | 9 | 6 |
| 2005 | 8 | 4 |
| 2006 | 7 | 2 |
| 2007 | 7 | 5 |
| 2008 | 4 | 4 |
| 2009 | 3 | 2 |
| 2010 | 1 | 1 |
| 2011 | 1 | 1 |
| 2012 | 0 | 2 |
| 2013 | 0 | 4 |
| Total | 40 | 31 |

* Demolitions and COs are through September 20, 2013. Information is from the Dumont Borough Building Department.

Table R-3 below presents residential development activity that is anticipated between 2013 and 2018. This includes approved development applications that have yet to receive their COs, pending applications and anticipated residential development. The approved development includes nine single-family homes. Presently, there is one single-family home application pending before the Borough's Planning Board. Anticipated residential construction was based on historic trends between 2000 and 2013, therefore, 14 homes are estimated to be built during the remainder of the Third Round. A total of 24 homes are estimated to be constructed between now and December 31, 2018.

| TABLE R-3 ANTICIPATED, PENDING & APPROVED RESIDENTIAL DEVELOPMENT | | | | | | | |
|--|----------|----------|----------|----------|----------|----------|-----------|
| | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
| Approved | | | | | | | |
| 120 Oneida Ave | 1 | 1 | | | | | 2 |
| 211 Dixon Ave | | 2 | | | | | 2 |
| 146 E. Quackenbush Ave | 1 | | | | | | 1 |
| 300 New Milford Ave | | 2 | | | | | 2 |
| 120 Roosevelt Ave | 1 | | | | | | 1 |
| 65 Erie St | | | 1 | | | | 1 |
| Pending | | | | | | | |
| Planning Board Application | | | 1 | | | | 1 |
| Anticipated | | | | | | | |
| Future Development/Redevelopment | | | 2 | 4 | 4 | 4 | 14 |
| Total | 3 | 5 | 4 | 4 | 4 | 4 | 24 |

Approved and pending information is from the Dumont Borough Building Department.

Table R-4 shows the total residential growth, which is the sum of both the actual residential development and the projected residential growth from 2004 to 2018. A total of 64 units are estimated for the Borough of Dumont.

| TABLE R-4 TOTAL NET RESIDENTIAL GROWTH (ACTUAL & PROJECTED) | | | | | | | | | | | | | | | |
|--|--------|----|----|----|----|----|----|----|-----------|----|----|----|----|----|----|
| Year | Actual | | | | | | | | Projected | | | | | | |
| | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| COs | 9 | 8 | 7 | 7 | 4 | 3 | 1 | 1 | 0 | 3 | 5 | 4 | 4 | 4 | 4 |
| | 64 | | | | | | | | | | | | | | |

As per NJAC 5:97-2.5(a)1 market-rate rental units in an inclusionary or mixed-use development where the affordable housing units are rental units addressing the Third Round obligation may be subtracted from the CO total. As noted previously, certificates of occupancy issued for owner-occupied residential structures that replace a demolished structure that was occupied by its current owner for at least one year prior to the demolition.

Three homes within the Borough meet the criteria established under N.J.A.C. 5:97-2.5(a)1.v. 80 Pearl Street suffered a house fire and in 2005 was demolished via Demolition Permit #20050192. Subsequently, Building Permit #20050313 was issued and on November 29, 2005 the house received a CO. The homeowners purchased

the property on September 2, 1984⁷ and according to the 2013 tax records, the same homeowners still reside at Pearl Street.⁸

The home at 109 Oneida Avenue was also lost to a house fire. Demolition Permit #20110110 was issued on April 25, 2011. On September 30, 2011 Building Permit #20110463 was issued and the home subsequently received a CO. The homeowners purchased the property in February of 2010 and still reside in the home today.⁹

120 Roosevelt Avenue was damaged by Superstorm Sandy and as a result, had to be demolished. Demolition Permit #20130097 was issued on July 23, 2013. Building Permit #20130498 was subsequently issued. The house is presently under construction and will be COed by the end of 2013. The homeowner has owned 120 Roosevelt since 2005 and is the present homeowner according to the tax records.¹⁰

Table R-5 shows the COs that are able to be deducted from Dumont's total.

| TABLE R-5 | | | | | | | | | | | | | | | | | |
|--|--------|----|----|----|----|----|----|----|----|----|-----------|----|----|----|----|---|-------|
| UNITS TO BE EXCLUDED FROM THE GROWTH SHARE OBLIGATION BY YEAR COS ISSUED | | | | | | | | | | | | | | | | | |
| | Actual | | | | | | | | | | Projected | | | | | | Total |
| | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | | |
| Market-rate Units in an Inclusionary or Mixed-Use Development | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | 0 | |
| | | | | | | | | | | | | | | | | 0 | |
| Owner-Occupied Residential Demolitions | | | | | | | | | | | | | | | | | |
| 109 Oneida Ave | | | | | | | | 1 | | | | | | | | 1 | |
| 120 Roosevelt Ave | | | | | | | | | | 1 | | | | | | 1 | |
| 80 Pearl St | | 1 | | | | | | | | | | | | | | 1 | |
| | | | | | | | | | | | | | | | | 0 | |
| Total | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 3 | |

Table R-6 shows the net residential growth after subtracting any eligible units as permitted under COAH's rules. A total of three units are eligible to be subtracted from the residential growth, which reduces the total from 64 to 61 units.

| TABLE R-6 | | | | | | | | | | | | | | | | | |
|---|--------|----|----|----|----|----|----|----|----|----|-----------|----|----|----|----|----|-------|
| NET RESIDENTIAL GROWTH AFTER SUBTRACTING EXCLUDED UNITS | | | | | | | | | | | | | | | | | |
| | Actual | | | | | | | | | | Projected | | | | | | Total |
| | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | | |
| Net Residential Growth | 9 | 8 | 7 | 7 | 4 | 3 | 1 | 1 | 0 | 3 | 5 | 4 | 4 | 4 | 4 | 64 | |
| Excluded Units | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 3 | |
| Final Net Growth | 9 | 7 | 7 | 7 | 4 | 3 | 1 | 0 | 0 | 2 | 5 | 4 | 4 | 4 | 4 | 61 | |

⁷ Email from Barbara Kozay, Borough Tax Collector, dated September 24, 2013.

⁸ <http://tax1.co.monmouth.nj.us/cgi-bin/m4.cgi?district=0210&l02=021000214> 00003 M

⁹ Ibid.

¹⁰ Ibid.

COAH requires that one affordable unit be constructed for every four market-rate units that receive a CO. To calculate the projected growth share obligation of the potential residential development, COAH states that the Borough shall divide the total by five. Therefore, the table below divides the projected obligation (from 2013 to 2018) by five. However, COAH's rules require that the actual growth that has already occurred be divided by four. Therefore, housing that has been built between 2004 and 2012 is divided by four.

If built as projected, the final net residential growth will require the construction of a total of 14 affordable housing units as Table R-7 below shows.

| TABLE R-7 PROJECTED AFFORDABLE HOUSING OBLIGATION | | | |
|--|-----------------|------------|-------------|
| | Number of Units | Divided By | Sub Total |
| Residential - Actual | 38 | ÷ 4 | 9.5 |
| Residential - Projected | 23 | ÷ 5 | 4.6 |
| Total | 61 | | 14.1 |

Employment Projections

To project future employment characteristics, the historical trends will be utilized as well as anticipated, pending and approved non-residential applications. New Jersey Construction Reporter data was gathered to illustrate the pace of non-residential development in Dumont between 2000 and 2003. As Table NR-1 shows, the Borough added 0 square feet between 2000 and 2003. It should be noted that a total of three non-residential demolition permits were issued during this time frame. Non-residential demolitions can be deducted from the total if the structure was occupied at least one year prior to demolition. If a non-residential building meets the criteria, then the square footage or the jobs lost due to the demolition can be deducted from a municipality's obligation. Table NR-1 is on page 23.

| TABLE NR-1 HISTORIC TREND OF COS & DEMOLITION PERMITS ISSUED | | | | | |
|---|----------|----------|----------|----------|----------|
| | 2000 | 2001 | 2002 | 2003 | Total |
| Certificates of Occupancy Issued | | | | | |
| A1 - Assembly | | | | | 0 |
| A2 - Assembly | | | | | 0 |
| A3 - Assembly | | | | | 0 |
| A4 - Assembly | | | | | 0 |
| A5 - Assembly | | | | | 0 |
| B - Office | | | | | 0 |
| F - Industrial | | | | | 0 |
| I - Institutional | | | | | 0 |
| M - Retail | | | | | 0 |
| R1 - Hotel/Multi-Family | | | | | 0 |
| S - Storage | | | | | 0 |
| Total | 0 | 0 | 0 | 0 | 0 |
| Demolition Permits Issued | | | | | |
| A1 - Assembly | | | | | 0 |
| A2 - Assembly | | | | | 0 |
| A3 - Assembly | | | | | 0 |
| A4 - Assembly | | | | 1 | 1 |
| A5 - Assembly | | | | | 0 |
| B - Office | | 1 | | 1 | 2 |
| F - Industrial | | | | | 0 |
| I - Institutional | | | | | 0 |
| M - Retail | | | | | 0 |
| R1 - Hotel/Multi-Family | | | | | 0 |
| S - Storage | | | | | 0 |
| Total | 0 | 1 | 0 | 2 | 3 |

Source: New Jersey Construction Reporter, <http://www.state.nj.us/dca/divisions/codes/rep>

As shown in Table NR-2 (page 24) between 2004 and 2013, a total of 95,907 square feet of non-residential space was constructed. The majority, 60%, was multi-family residential. Approximately 29% of the total non-residential space was new retail space within the Borough. During the period a total of 27,341 square feet of retail space was built.

It should be noted that three demolition permits were issued during this time period. The first was in 2008 for an auto body shop building and the second was in 2009 for a grocery store. The last one was in 2013 for 700 square feet of A1 assembly space.

| TABLE NR-2 ACTUAL COS & DEMOLITION PERMITS | | | | | | | | | | | |
|---|--------------|--------------|----------|--------------|--------------|---------------|---------------|----------|----------|------------|---------------|
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | Total |
| Certificates of Occupancy Issued | | | | | | | | | | | |
| A1 - Assembly | | | | | | | | | | | 0 |
| A2 - Assembly | | | | | 9,007 | | | | | | 9,007 |
| A3 - Assembly | | | | | | | | | | | 0 |
| A4 - Assembly | | | | | | | | | | | 0 |
| A5 - Assembly | | | | | | | | | | | 0 |
| B - Office | | | | 2,312 | | | | | | | 2,312 |
| F - Industrial | | | | | | | | | | | 0 |
| I - Institutional | | | | | | | | | | | 0 |
| M - Retail | 3,144 | | | | | 3,977 | 20,220 | | | | 27,341 |
| R1 - Hotel/Multi-Family | | 3,600 | | | | 43,694 | 9,953 | | | | 57,247 |
| S - Storage | | | | | | | | | | | 0 |
| Total | 3,144 | 3,600 | 0 | 2,312 | 9,007 | 47,671 | 30,173 | 0 | 0 | 0 | 95,907 |
| Demolition Permits Issued | | | | | | | | | | | |
| A1 - Assembly | | | | | | | | | | 700 | 700 |
| A2 - Assembly | | | | | | | | | | | 0 |
| A3 - Assembly | | | | | | | | | | | 0 |
| A4 - Assembly | | | | | | | | | | | 0 |
| A5 - Assembly | | | | | | | | | | | 0 |
| B - Office | | | | | | | | | | | 0 |
| F - Industrial | | | | | | | | | | | 0 |
| I - Institutional | | | | | | | | | | | 0 |
| M - Retail | | | | | 375 | 45,000 | | | | | 45,375 |
| R1 - Hotel/Multi-Family | | | | | | | | | | | 0 |
| S - Storage | | | | | | | | | | | 0 |
| Total | 0 | 0 | 0 | 0 | 375 | 45,000 | 0 | 0 | 0 | 700 | 46,075 |

Source: Dumont Building Department.

Table NR-3 translates actual COs issued between 2004 and 2013 into new jobs and jobs lost due to demolitions where the building was occupied within one year prior to demolition. (Note that the Borough had other non-residential demolitions, but the buildings were not occupied within the one year prior to demolition timeframe, therefore, those demolitions are not included in Table NR-2 or NR-3.) According to the table, the 9,007 square feet of A2 assembly space created a total of 29 new jobs. Retail growth during this period created 46 new jobs. The category of office created six jobs between 2004 and 2013. Overall, an estimated 179 new jobs were generated.

In 2008, an auto body shop at 3 Washington Avenue was demolished, which contained 375 square feet of retail space. In 2009, the 45,000 square foot grocery store at 50 West Madison Avenue was demolished, which was subsequently replaced by a CVS. Finally, in 2013, the bar located at 120 Roosevelt Avenue was torn down to make way for a new two-family home. According to Table NR-3, a total of 78 jobs were lost due to these three demolitions.

| TABLE NR-3 ACTUAL COS TRANSLATED INTO JOBS | | | | | | | | | | | | |
|---|------|----------|----------|----------|----------|-----------|-----------|-----------|----------|----------|------------|-----------|
| Jobs/1,00 SF | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | Total | |
| Certificates of Occupancy Issued - New Jobs | | | | | | | | | | | | |
| A1 - Assembly | 1.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 | |
| A2 - Assembly | 3.2 | 0.0 | 0.0 | 0.0 | 0.0 | 28.8 | 0.0 | 0.0 | 0.0 | 0.0 | 29 | |
| A3 - Assembly | 1.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 | |
| A4 - Assembly | 3.4 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 | |
| A5 - Assembly | 2.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 | |
| B - Office | 2.8 | 0.0 | 0.0 | 0.0 | 6.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 6 | |
| F - Industrial | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 | |
| I - Institutional | 2.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 | |
| M - Retail | 1.7 | 5.3 | 0.0 | 0.0 | 0.0 | 0.0 | 6.8 | 34.4 | 0.0 | 0.0 | 46 | |
| R1 - Hotel/Multi-Family | 1.7 | 0.0 | 6.1 | 0.0 | 0.0 | 0.0 | 74.3 | 16.9 | 0.0 | 0.0 | 97 | |
| S - Storage | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 | |
| Total | | 5 | 6 | 0 | 6 | 29 | 81 | 51 | 0 | 0 | 179 | |
| Demolition Permits Issued - Jobs Lost | | | | | | | | | | | | |
| A1 - Assembly | 1.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1.1 | 1 |
| A2 - Assembly | 3.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 |
| A3 - Assembly | 1.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 |
| A4 - Assembly | 3.4 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 |
| A5 - Assembly | 2.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 |
| B - Office | 2.8 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 |
| F - Industrial | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 |
| I - Institutional | 2.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 |
| M - Retail | 1.7 | 0.0 | 0.0 | 0.0 | 0.0 | 0.6 | 76.5 | 0.0 | 0.0 | 0.0 | 0.0 | 77 |
| R1 - Hotel/Multi-Family | 1.7 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 |
| S - Storage | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0 |
| Total | | 0 | 0 | 0 | 0 | 1 | 77 | 0 | 0 | 0 | 1 | 78 |

Based on historic trends, non-residential development between 2014 and 2018 was estimated. It should be noted that at this time there is no known proposed non-residential development within the Borough. Table NR-4 on page 26 shows the estimated non-residential construction within Dumont over the five year period.

A total of 11,000 square feet of retail is projected, while 1,000 square feet of office is estimated. An overall total of 17,000 square feet is estimated for the Borough. In addition to the anticipated COs, 8,000 square feet of retail is expected to be demolished to make way for the aforementioned space.

| TABLE NR-4 PROJECTED NEW DEVELOPMENT | | | | | | |
|---|----------|--------------|--------------|--------------|---------------|---------------|
| | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
| Certificates of Occupancy Issued | | | | | | |
| A1 - Assembly | | | | | | 0 |
| A2 - Assembly | | | | | | 0 |
| A3 - Assembly | | | | | | 0 |
| A4 - Assembly | | | | | | 0 |
| A5 - Assembly | | | | | | 0 |
| B - Office | | | | 1,000 | | 1,000 |
| F - Industrial | | | | | | 0 |
| I - Institutional | | | | | | 0 |
| M - Retail | | | 5,000 | | 6,000 | 11,000 |
| R1 - Hotel/Multi-Family | | | | | 5,000 | 5,000 |
| S - Storage | | | | | | 0 |
| Total | 0 | 0 | 5,000 | 1,000 | 11,000 | 17,000 |
| Demolition Permits Issued | | | | | | |
| A1 - Assembly | | | | | | 0 |
| A2 - Assembly | | | | | | 0 |
| A3 - Assembly | | | | | | 0 |
| A4 - Assembly | | | | | | 0 |
| A5 - Assembly | | | | | | 0 |
| B - Office | | | | | | 0 |
| F - Industrial | | | | | | 0 |
| I - Institutional | | | | | | 0 |
| M - Retail | | 4,000 | | 4,000 | | 8,000 |
| R1 - Hotel/Multi-Family | | | | | | 0 |
| S - Storage | | | | | | 0 |
| Total | 0 | 4,000 | 0 | 4,000 | 0 | 8,000 |

Based on historic trends.

The projected non-residential development between 2014 and 2018 will generate an estimated 30 new jobs within Dumont as shown in Table NR-5 on page 27. Furthermore, the expected demolitions will cause 13.6 jobs to be lost.

| TABLE NR-5 PROJECTED NEW DEVELOPMENT TRANSLATED INTO JOBS | | | | | | | |
|--|------|------|------|------|------|-------|------|
| Jobs/1,00 SF | 2014 | 2015 | 2016 | 2017 | 2018 | Total | |
| Certificates of Occupancy Issued - Jobs Gained | | | | | | | |
| A1 - Assembly | 1.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| A2 - Assembly | 3.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| A3 - Assembly | 1.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| A4 - Assembly | 3.4 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| A5 - Assembly | 2.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| B - Office | 2.8 | 0.0 | 0.0 | 0.0 | 2.8 | 0.0 | 2.8 |
| F - Industrial | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| I - Institutional | 2.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| M - Retail | 1.7 | 0.0 | 0.0 | 8.5 | 0.0 | 10.2 | 18.7 |
| R1 - Hotel/Multi-Family | 1.7 | 0.0 | 0.0 | 0.0 | 0.0 | 8.5 | 8.5 |
| S - Storage | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total | | 0.0 | 0.0 | 8.5 | 2.8 | 18.7 | 30.0 |
| Demolition Permits Issued - Jobs Lost | | | | | | | |
| A1 - Assembly | 1.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| A2 - Assembly | 3.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| A3 - Assembly | 1.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| A4 - Assembly | 3.4 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| A5 - Assembly | 2.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| B - Office | 2.8 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| F - Industrial | 1.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| I - Institutional | 2.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| M - Retail | 1.7 | 0.0 | 6.8 | 0.0 | 6.8 | 0.0 | 13.6 |
| R1 - Hotel/Multi-Family | 1.7 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| S - Storage | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total | | 0.0 | 6.8 | 0.0 | 6.8 | 0.0 | 13.6 |

Table NR-6 shows the total net non-residential employment growth that has occurred between 2004 and 2013 and what is projected from 2014 to 2018. The table also shows jobs lost from 2004 to 2018. A total of 209 jobs have been gained or are projected to occur, while 92 jobs have or will be lost. This results in a net employment growth of 117 jobs.

| TABLE NR-6 TOTAL NET NON-RESIDENTIAL EMPLOYMENT GROWTH (SUM OF ACTUAL & PROJECTED GROWTH) | | | | | | | | | | | | | | | | |
|--|--------|----|----|----|----|----|----|----|----|----|-----------|----|----|----|----|-------|
| | Actual | | | | | | | | | | Projected | | | | | Total |
| | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | |
| Total New Development | 5 | 6 | 0 | 6 | 29 | 81 | 51 | 0 | 0 | 0 | 0 | 0 | 9 | 3 | 19 | 209 |
| Total Demolition | 0 | 0 | 0 | 0 | 1 | 77 | 0 | 0 | 0 | 1 | 0 | 7 | 0 | 7 | 0 | 92 |
| Total Net Employment | 5 | 6 | 0 | 6 | 28 | 5 | 51 | 0 | 0 | -1 | 0 | -7 | 9 | -4 | 19 | 117 |

The total projected affordable housing obligation for Dumont is shown in Table T-1. Residential construction will require 9.5 affordable units for residential development between 2004 and 2018. Projected residential development will require 4.6 affordable units to be constructed. Meanwhile, non-residential development will require 7.3 affordable housing units. Combined, residential and non-residential development will generate a total of 21.4 affordable housing units for Dumont's entire Third Round Obligation.

Based on this information, COAH's estimate of 35 for the Borough's Third Round obligation is high.

| TABLE T-1 TOTAL PROJECTED AFFORDABLE HOUSING OBLIGATION | | | |
|--|----------------------|------------|-----------|
| | Number of Units/Jobs | Divided By | Sub-Total |
| Residential - Actual | 38 | ÷ 4 | 9.5 |
| Residential - Projected | 23 | ÷ 5 | 4.6 |
| Non-Residential | 117.2 | ÷ 16 | 7.3 |
| Total Obligation | | | 21.4 |

7) Capacity for Fair Share

A determination of Dumont's present and probable fair share for affordable housing, along with the capacity to accommodate those units is required by COAH. As shown in Table T-1 on page 28, Dumont will generate an estimated obligation of 21.4 affordable housing units between 2004 and 2018. This is less than the 35 units estimated by COAH.

Dumont's capacity to accommodate its present and prospective affordable housing need is determined by three components – land available and water and sewer capacity. Note that land development is limited by wetlands, flood plains, easements (conservation, sewer, water, etc.), parcel size and municipal regulations. According to the Borough's tax records there are only 15 properties classified as "vacant". Of those properties, one is a portion of the White Beeches Golf Course located in adjacent Haworth. Nine other properties have buildings on a portion of the lot and one is a parking lot. Therefore, only four lots are truly vacant within the Borough. They are Block 309, Lot 17 (6,100+/- square feet); Block 416, Lot 28 (3,400+/- square feet); Block 713, Lot 19 (0.25 acres); and Block 716, Lot 5 (4,700+/- square feet).¹¹ Otherwise, in order to build additional housing a building would need to be torn down in order to build something new.

United Water provides the Borough's water and Bergen County Utilities Authority (hereinafter "BCUA") handles Dumont's sewer. There are currently no capacity issues with either water or sewer.¹²

Developers who have expressed an interest in the Borough includes the Domus Corporation, who built a 49 unit senior building at the intersection of New Milford and Washington Avenue. The four story building is located where the former St. Mary's Convent stood until it was demolished in 2008 to make way for the new affordable housing development.¹³ In January of 2010 residents began to move into the facility, which has a three-year wait list.¹⁴

Land that is most appropriate for the construction of low and moderate income housing includes the D'Angelo Farms property, which is located along Washington Avenue and includes roughly seven acres. This document includes D'Angelo Farms as a future mechanism to construct affordable housing.

Existing structures appropriate for conversion to affordable housing include homes in foreclosure, which could be cost effective to buy and convert to affordable housing. Additionally, existing apartment complexes could be appropriate for the market to affordable program, which converts existing market-rate units to affordable units with a subsidy from the municipality.

As for structures suitable for rehabilitation, according to the COAH, there are 31 homes within the Borough that are in need of a major system repair (e.g. roof, electric, plumbing, etc.).

Anticipated land use patterns within the Borough of Dumont will most likely follow the established zoning map (shown on page 30). The overwhelming majority of the Borough is zoned RA, which permits one- and two-family homes on lots of 7,500 and 15,000 square feet, respectively. There are three RB Zones within the Borough, which permit multi-family residential development at a maximum of 15 units per acre. The B2 Zone permits retail stores, banks, offices, restaurants, shopping centers and multi-family dwellings. Finally, the LI Zone permits offices, manufacturing, assembling, wholesale distribution centers, warehouses and repair garages.

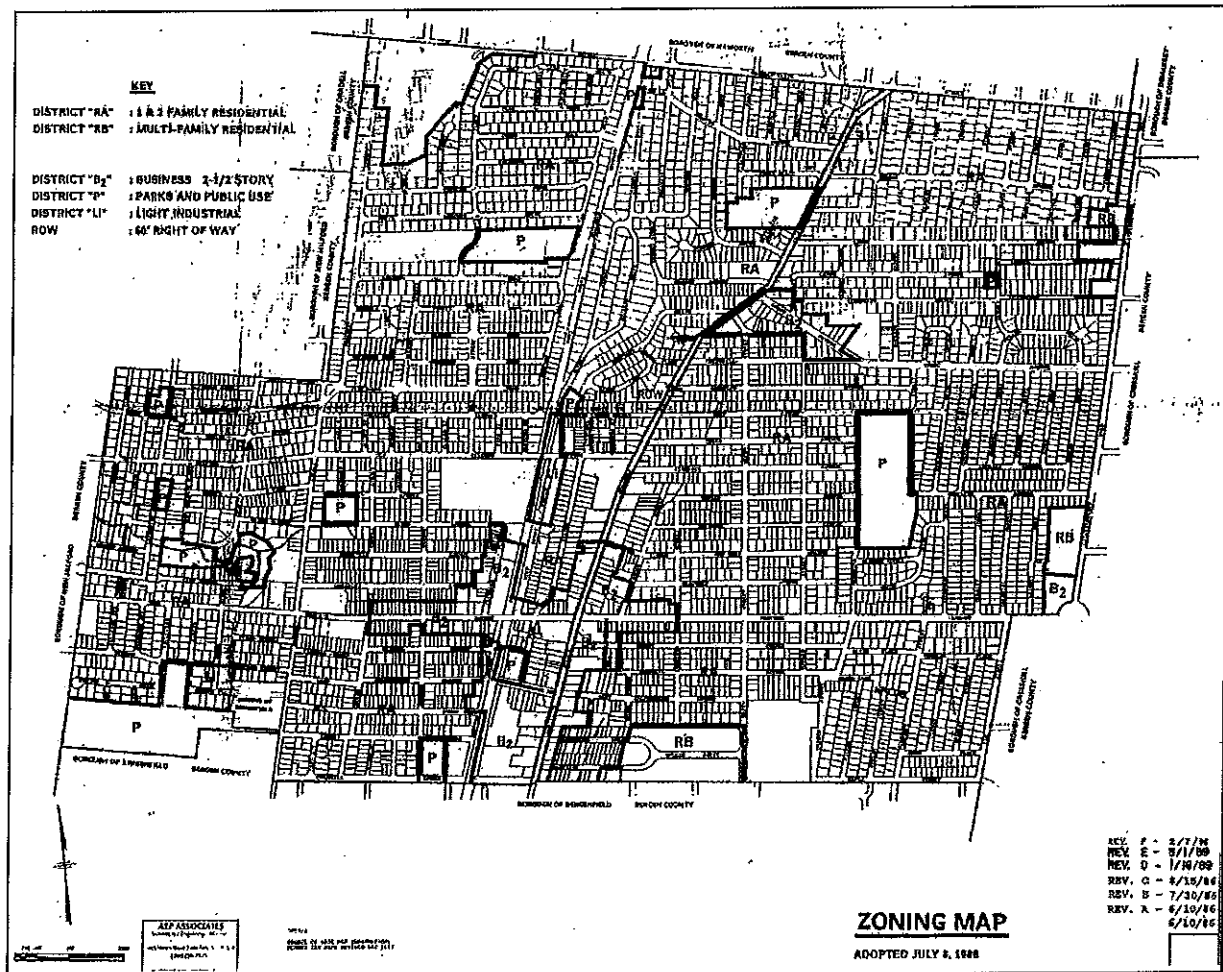
¹¹ http://tax1.co.monmouth.nj.us/cgi-bin/m4.cgi?district=0210&l02=021000724_00018_COOOHM

¹² Email dated July 29, 2013 from Dumont Borough Clerk.

¹³ <http://www.prlog.org/10341682-delsano-contracting-corp-reports-progress-on-st-marys-senior-housing-project-in-dumont-nj.html>

¹⁴ http://www.northjersey.com/news/87094362_Apartment_complex_a_haven_for_seniors.html

The anticipated demand for the types of uses permitted by the zoning based on present and anticipated future demographic characteristics will be the continued demolitions of single-family homes, subdivision of the property into two lots and the construction of two single-family homes. Due to the limited vacant land, the majority of new development will be in the form of redevelopment, whereby one use is torn down and replaced with a different use. Older retail uses are likely to be demolished and replaced with more modern structures. Looking at the non-residential historic trends in Chapter 6, most future development is likely to be retail in nature. While future residential development is likely to be the more intensive use of properties and perhaps some redevelopment of properties, converting them to a multi-family use.



The most recent planning document for the Borough of Dumont was the October 2007 Master Plan Reexamination and Land Use Element Update. Page 21 of the document states that the Borough should "maintain a vibrant business community", which is the Borough's broad policy on economic development.

8) Content of Fair Share Plan

The following information is required by COAH as part of the Fair Share Plan (N.J.A.C. 5:97-3.2):

- Description of existing credits intended to satisfy the obligation;
- Description of mechanisms that will be used to meet the new obligation;
- An implementation schedule that sets forth a detailed timetable for units to be provided;
- Include draft and/or adopted ordinances necessary for implementation;
- Demonstrate that existing zoning or planned changes provide adequate capacity to accommodate affordable housing; and
- Demonstrate existing planned water/waste water treatment capacity is sufficient.

In adopting its housing element, a municipality may provide for its fair share of low and moderate income housing by means of any technique or combination of techniques that provide a realistic opportunity for the provision of the fair share. These potential techniques include but are not limited to:

- Rehabilitation of existing substandard housing units;
- ECHO units;
- Zoning for inclusionary development;
- Redevelopment;
- Municipally-sponsored and 100% affordable developments;
- Accessory apartment program;
- Market to affordable program (formally referred to as a buy down program);
- Supportive and special needs housing;
- Assisted living residences;
- Utilization of funds generated by development fees on new construction to build affordable units; or
- Other innovative strategies.

9) Fair Share Plan

Regional Income Limits

Dwelling units are affordable to low and moderate income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. COAH provides income limits based upon the median gross household income of the COAH housing region in which the household is located. A moderate income household is one with a gross household income equal to or more than 50%, but less than 80%, of the median gross regional household income. A low income household is one with a gross household income equal to 50% or less of the median gross regional household income. Very-low income households are those with a gross household income equal to 30% or less of the median gross household income. Dumont is located in Region 1, which contains Bergen, Hudson, Passaic and Sussex County.

Using the 2013 regional income limits adopted by COAH, a four-person household moderate income is capped at \$67,538. Two-person households could make up to \$54,030 and be considered a moderate income household or make up to \$33,769 and be considered a low income household. See the table below for greater detail.

| 2013 REGIONAL INCOME LIMITS FOR REGION 1 MUNICIPALITIES | | | | | |
|---|----------------|----------|----------|----------|----------|
| Income | Household Size | | | | |
| | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person |
| Median | \$59,096 | \$67,539 | \$75,980 | \$84,422 | \$91,176 |
| Moderate | \$47,276 | \$54,030 | \$60,784 | \$67,538 | \$72,941 |
| Low | \$29,548 | \$33,769 | \$37,990 | \$42,211 | \$45,588 |
| Very Low | \$17,729 | \$20,261 | \$22,794 | \$25,327 | \$27,353 |

Source: http://www.nj.gov/dca/services/lps/hss/admin_files/incomelimits.pdf

COAH Requirements

COAH has specific requirements on unit distribution, affordable unit sales price and rental costs and bedroom mix among other regulations, which are provided in N.J.A.C. 5:80-26.1 et seq. In each affordable development, at least 50% of the restricted units within each bedroom distribution must be low income and the remainder moderate income. For affordable developments that are not age-restricted, not more than 20% of the units may be efficiency or one-bedroom units, and at least 30% shall be two-bedroom units and at least 20% shall be three-bedroom units. Age-restricted affordable developments can provide a modified bedroom distribution. The monthly cost of owner-occupied units, which includes mortgage (principal and interest), taxes, insurance and homeowner's or condominium association fees may not exceed 28% of gross monthly household income. In addition, moderate-income sales units must be available for at least three different prices and low-income sales units available for at least two different prices for each bedroom type.

Under COAH regulations, rents may not exceed 30% of the eligible monthly income of the appropriate household size. The maximum average rent must be affordable to households earning not more than 60% of median income; the average rent for low and moderate-income units must be affordable to households earning no more than 52% of median income. There must be rents established for each bedroom type having both low and moderate-income units provided that 10% must be affordable to families earning no more than 35% of median income.

Dumont's Fair Share Plan describes the projects, strategies and funding sources that the Borough proposes to address as part of its affordable housing obligation as set by COAH. The Borough's HEFSP addresses a growth share obligation of 35 units.

It should be noted that the Borough is required by COAH to determine its present and prospective Third Round obligation in this Housing Element and Fair Share Plan. This analysis revealed that the Borough has a projected Third Round obligation of 21.4 units, as shown on page 28. While COAH requires a municipality to determine its present and prospective Third Round obligation, COAH does not allow a municipality to utilize that number as its Third Round obligation, but rather the municipality must use the COAH projected number.

The three components that must be addressed by this plan are contained in the table below.

| DUMONT BOROUGH: COAH OBLIGATION | | | |
|---------------------------------|-------------|--------------------|-----------------------|
| Rehabilitation | Prior Round | Growth Share | |
| 31 | 34 | Housing Allocation | Employment Allocation |
| | | 17.6 | 17.63 |
| | | 35 | |

10) Dumont's COAH Obligation

Dumont's Fair Share Plan describes the projects, strategies and funding sources with which the Borough proposes to address its affordable housing obligation, as it has been set by COAH. The three components addressed by this plan are:

Rehabilitation: 31 units

COAH determined Dumont's share for rehabilitation units to be 31 homes. This number was calculated by COAH utilizing 2000 Census characteristics that included overcrowded units, older housing units built before 1949 and units without complete plumbing or kitchen facilities.

Prior Round: 34 units

Dumont has a Prior Round obligation of 34 units to address in this plan. There are minimum and maximum requirements regarding the development of rentals and age-restricted units for the Prior Round obligation (hereinafter "PRO"):

$$\text{Minimum rental requirement} = 25\% (\text{PRO} - \text{Prior Cycle Credits}) = 25\%(34-99-0) = \underline{0}$$

$$\text{Maximum age-restricted} = 25\%(\text{PRO} + \text{Rehabilitation Share} - \text{Prior Cycle Credits} - \text{Rehabilitation Credits}) = 25\%(34+31-99-7-0) = \underline{0}$$

Third Round: 35 units

Dumont must plan for a Third Round or Growth Share obligation (hereinafter "GSO") of 35 units, which is based on a combination of projected housing unit construction and job creation. COAH's rules required that 50% of the GSO for Dumont be family housing units, not restricted to any age or specific segment of the population. Additionally, there are other requirements regarding the development of affordable units that are listed below:

$$\text{Minimum family units} = 50\%(\text{GSO}) = 50\%(35) = 17.5 = \underline{18}$$

$$\text{Minimum rental requirement} = 25\%(\text{GSO}) = 25\%(35) = 8.75 = \underline{9}$$